

MEMORANDUM OF UNDERSTANDING BETWEEN
THE BENEFACTOR AND OHR SOMAYACH

May 22, 2006

The benefactor agrees to fund the construction of a new Retreat Center up to a cost of 4.5 million dollars of which \$250,000 has already been paid.

The classical Jewish sources equate the accrued merit of the benefactors of Torah to the merit of those who teach and impart its values. We view this union as a full partnership in every aspect. Our Tefilos will be directed to the success of one another's endeavors.

- 1) The name of the building will be reserved for the benefactor or his designee.
- 2) The funds provided are to be allocated exclusively for the funding of this project.
- 3) No requests will be presented to the benefactor for additional projects for Ohr Somayach.

With 2013 & 2014 - 1st

Michael Matlin
for the benefactor


Rabbi Abraham Braun
Director/ Ohr Somayach



December 31, 2006

Dear Mr. [REDACTED]:

Despite not having final approvals from the Town we continued to move forward on all areas of planning the project. As such, we have approximately \$150,000 of unpaid services that were provided and not paid.

Here is a revised projected financial schedule for the Ohr Somayach Project over 13 months

**REVISED PROJECTED FINANCIAL SCHEDULE
TO CONSTRUCT OHR SOMAYACH PROJECT
OVER 13 MONTHS**

Jan. 1, 2007	1. 300,000 (150,000 + 150,000)
Feb.	2. 250,000
March	3. 250,000
April	4. 250,000
May	5. 250,000
June	6. 350,000
July	7. 350,000
August	8. 350,000
Sept.	9. 350,000
Oct.	10. 350,000
Nov.	11. 400,000
Dec.	12. 400,000
Jan.	13. <u>400,000</u>
	\$4,250,000

APRIL 2008 EXPENSES

APRIL EXPENSES

Aura Lighting	\$40,000
Ridgewood Plumbing	15,000
Scott Picanillo	10,000
Team Communication (equipment order)	25,000
Sussman Windows (front glass)	65,000
Rapid Trim (doors)	40,000
Harel Plumbing	40,000
Atlas Air Conditioning	20,000
Tyson Krupp	40,000
Culinary Depot	25,000
Keren Sheetrock	40,000
Busch Contracting (ceiling)	40,000
Mountainview Excavating	25,000
Barnmore Pumps	5,000
Tomkin & Company Basketball retractable units	15,000
NJ Tile & Stone	15,000
Kingston Block (paving)	17,000
Active Fire Protection	10,000
Mobility Elevator & Lift (kitchen)	25,000
Old Castle Precast (stucco finish)	18,000
Danny Abikzer Wood Furnishing	15,000
Advanced Flooring (gym)	15,000
Rockland Transit Mix	20,000
Breiner Carpets	20,000
Timberman Millworks	30,000
Salaries	20,000
	\$650,000

Redacted

-----Original Message-----

From: Ohr Somayach <ohr@os.edu>
To: Matlin, Menachem <matlinmike@aol.com>
Sent: Fri, Dec 21, 2007 11:15 am
Subject: building update

Dear Michael

As you know I was out of town due to unfortunate circumstances for the past two weeks and was unable to provide a building progress report. Upon my return Friday I had to prepare for our winter Legacy programs. We have over 100 college students participating until from December 16-January 7 and being that I was away for two weeks it has been quite a crunch to ensure everything runs smoothly. I have not been able to provide pictures of the exterior of the building although you will see if you drive past it is almost complete and looks very impressive. The stucco is awaiting a final coat of paint and almost all the windows frames and windows are installed. In the interior the electrical crews have been completing the interior wiring. The soft wiring for communications, fire systems and the like is also well under way and the upgraded wall base heating system is also almost fully installed.

At present, there are two main crews working in the interior. One group are framing the ceiling. As you know some parts of the ceiling are drop tiles, some are sheet rocked and some are concrete pebble. Many areas require detailed cove lighting and the preparation for the framing and ceiling will continue for another two weeks.

The other crew is working on the soundboard between the rooms. Besides the sheetrock we are installing additional soundproof board to ensure maximum privacy in each of the rooms.

This week we selected the furniture for the rooms. A company from New Jersey came in with the best quote. It is high quality furniture and looks mighty impressive. I would be glad to show you a sample unit when you drop by the Yeshiva. Naama Nolin has been hard at work pricing lighting fixtures and floor and wall coverings. We are making significant progress and it looks like we will be ready to sheetrock and start the interior work within 3-4 weeks.

Next week I will be able to provide for you a more detailed update with pictures.

Meanwhile, all my best for a wonderful Shabbos.

Rabbi Naftali Reich

Redacted

From: Michael Matlin
Sent: Monday, January 21, 2008 12:53 PM
To: 'matlinmike@aol.com'
Subject: FW: Matlin january 17

From: Ohr Somayach [mailto:ohr@os.edu]
Sent: Monday, January 21, 2008 10:48 AM
To: Michael Matlin
Subject: Matlin january 17

Dear Menachem Mendel

Just a brief update on the buildings progress. We are still awaiting the final shipment of brick needed to complete the front glass curtain wall. This is expected to arrive this Monday and we are hoping for good weather next week to finish the two front colonnades in brick which will allow us to finish the front entrance and close the building.

Insulation has begun in the upper floors with R19 wall insulation. We have redesigned the insulation between the rooms with the latest upgraded sound dampening technology (resilient clips and channels in combination with 3M green glue) and we are confident that after this is installed each room will have maximum privacy. This upgrade will delay the final sheetrock installation a few more days but it is well worth it and we will increase the pace of the installation to make up for any time lost.

Naama has been busy at work with much of the interior design. A large deposit has been placed for the interior furniture. This has been ordered from a company in South Carolina that specializes in hotel furniture and promises to be functional, beautiful and of good quality.

Otherwise, the heating, plumbing and soft wiring continues at a steady drip and we look forward to starting a full blown sheetrock as soon as the building is completely sealed and the insulation is complete.

The attached pictures should give you a little bit more of an idea where the building is holding. The ceiling frames are now also complete and ready for cove lighting in all the public areas. We also have contracted the kitchen equipment to a local company (Culinary Connections next to Midas on Route 59) that have presented an attractive proposal for a top quality warming kitchen which will allow basic cooking on occasion should it be necessary. They have excellent connections with the town and will undertake all approvals for the exhaust plan which is a great relief to us.

On the hiring front I am not sure if Rabbi Braun apprised you but we are negotiating with a superb candidate and we are cautiously optimistic that we will be able to secure him and move forward with securing a full calendar of booked events well before opening day.

Looking forward to speaking to you in the near future. I will be in the West Coast at the beginning of next week for a talmid's wedding and at the AJOP Convention on Monday and Tuesday. However, Rabbi Fromowitz and the crew are moving full steam ahead.

Wishing you a wonderful Shabbos

Rabbi Naftali Reich

Redacted

-----Original Message-----

From: Ohr Somayach <ohr@os.edu>

To: Matlin, Menachem <matlinmike@aol.com>

Sent: Fri, Feb 1, 2008 12:07 pm

Subject: projected expenses for Feb.

Dear Menachem Mendel

Attached please find a list of our projected expenses for February. As you can see the majority of payments due are dedicated to the hardcore building costs which should be in most complete by the end of February. The bulk of our interior decorating woodwork and finishing costs will be spread over the March-June timeframe.

Please feel free to call myself or Rabbi Fromowitz with any queries regarding any individual payments or the like.

Thank you very much for your assistance.

Rabbi Naftali Reich

FEBRUARY 2008 PROJECTED OUTLAYS

BUSCH FRAMING (final payment)		40,000
KEREN & COMPANYSheetrock		50,000
Y & G Corp. - Insulation (sound altenvation		20,000
DRYWALL EXPRESS (Sound Attenuation)		10,000
HAREL - PLUMBING & HEATING		60,000
RIDGWOOD PLUMBING		30,000
MOTI ELECTRIC (included fixtures & Spot lighting)		40,000
MOUNTAIN VIEW (SITE WORK)		30,000
TEAM COMMUNICATIONS, Soft wiring (Arthur Jacknis)		25,000
BOSS Roofing (final payment)		20,000
ML Construction (Doors & Locking System)		20,000
DAMAP CONSTRUCTION (Brick work Final Payment)		30,000
AM GLASS (glass front wall)		75,000
Misc (garbage removal, masonry, security)		15,000
Naama Nolan (February)		5,000
Rabbi Fromowitz		10,000
Decorating Deposits and Payments		20,000
TOTAL COSTS		500,000

TOTAL PROJECTED FEBRUARY PAYMENTS

Redacted

From: Ohr Somayach <ohr@os.edu>
Sent: Monday, September 21, 2009 7:19 PM
To: Michael Matlin
Subject: budget Beit Shvidler

September 21, 2009

Dear Michael

I trust you had a meaningful Rosh Hashona. Here at Ohr Somayach it was truly inspiring. The Beit Shvidler was fully utilized with our alumni who greatly enjoyed the opportunity of reconnecting and hearing a selection of special classes from mentors and teachers.

I have a list of the past and projected programs hosted at Beit Shvidler for 2009. It is impressive that despite our financial circumstances we did service a large population in a variety of educational programs. As I told you recently, we are presently running the center on a shoestring budget. We are optimistic that we will be able to launce a nationwide program for couples to share in the Yeshiva experience.

At present our operating deficit on the center runs at \$10,000 a month which is the cost of the utilities, essential maintenance and groundkeeping. The revenue from each program (approximately \$300 per couple) covers the catering, room, linen, hospitality services and special classes and lectures. We currently absorb the operating deficit in our general budget.

Now that we have a good idea of our core operational costs we have been able to scale down the projected budget for launching the nationwide recruitment campaign and Bayit program with a strong on-line internet presence. We have been able to scale down our projected costs to a little over \$500,000 a year for the first and second year of the centers operation. We would all love to see our vision of the Bayit unfold. Rabbi Braun will outline to you our expanded vision for the Bayit's programming which encompasses yearound, weekend, midweek, weeklong and Sunday programs servicing all segments of the Jewish family under the umbrella slogan of "@ The Bayit"

I have attached a detailed projected budget. We are working hard to find foundations that will assist us in launching the program in a nationwide and professional format. To date we have not been successful.

Wishing you and yours a G'mar Chatimah Tovah.

All the best,

Rabbi Naftali Reich

**PROJECTED BUDGET FOR FIRST 2010
AND SECOND YEAR 2011 OF CENTER'S OPERATION**

		FIRST YEAR
PERSONNEL SALARIES & EXPENSES		
DIRECTOR OF RECRUITMENT	95,000+ 15,000	110,000
DIRECTOR OF PROGRAMMING & HOSPITALITY		36,000
CHILDCARE (2 people program \$100. a day)		23,400
1 JANITOR F/T		36,000
1 JANITORIAL AIDE		24,000
DAY CAMP COUNSELORS (includes week long programs)		15,000
TEACHING STAFF & HONORARIUMS	12,000 a mo, see attached	144,000
TRAVEL BUDGET FOR DIRECTOR		12,000
PAYROLL TAXES (7.5% of SALARIES)		14,325
ACCOUNTANCY FEES & BOOKKEEPING		<u>6,000</u>
		420,725
MAINTENANCE		
UTILITIES & WATER (7,000 a month)		84,000
CATERING & FOOD SUPPLIES		170,940
HOUSEKEEPING & JANITORIAL SUPPLIES		18,000
GROUNDS MAINTENANCE (SNOW REMOVAL & LANDSCAPING)		12,000
REPAIRS & MAINTENANCE (FIRST 2 YRS. MINIMAL - WARRANTIES)		18,000
LAUNDRY SERVICES		19,000
INSURANCE - FIRE & LIABILITY		<u>12,000</u>
		333,940
MARKETING, RECRUITMENT, HOSPITALITY		
PRINTING & OFFICE SUPPLIES		12,000
TELEPHONE & INTERNET		15,000
ADVERTISING BUDGET (google ads, weblinks, direct marketing)		40,000
WEBSITE DEVELOPMENT (os.edu/Beit Shvidler)		<u>8,000</u>
		75,000
OPERATIONAL EXPENDITURES	TOTALS	\$829,665
PROJECTED INCOME FROM ENROLLMENT & FUNDRAISING 150. pp		-234,700
TOTAL PROJECTED COST OF PROGRAM		594,965

SECOND YEAR

110,000
36,000
33,600
36,000
24,000
15,000
144,000
12,000
14,325
6,000
430,925

84,000
218,080
18,000
12,000
18,000
19,000
12,000
381,080

12,000
15,000
40,000
8,000
75,000

887,005
-362,000

525,005



Redacted

From: Ohr Somayach [mailto:ohr@os.edu]
Sent: Wednesday, March 07, 2012 11:21 AM
To: Michael Matlin
Subject: as per Rabbi Braun

Description	amount owed	
loans	\$208,750.00	
vendors payable	\$269,230.00	
payroll owed	\$498,636.00	
severance owed	\$200,000.00	
total	\$1,176,616.00	

Redacted

-----Original Message-----

From: OHR SOMAYACH <ohr@os.edu>

To: matlinmike@aol.com

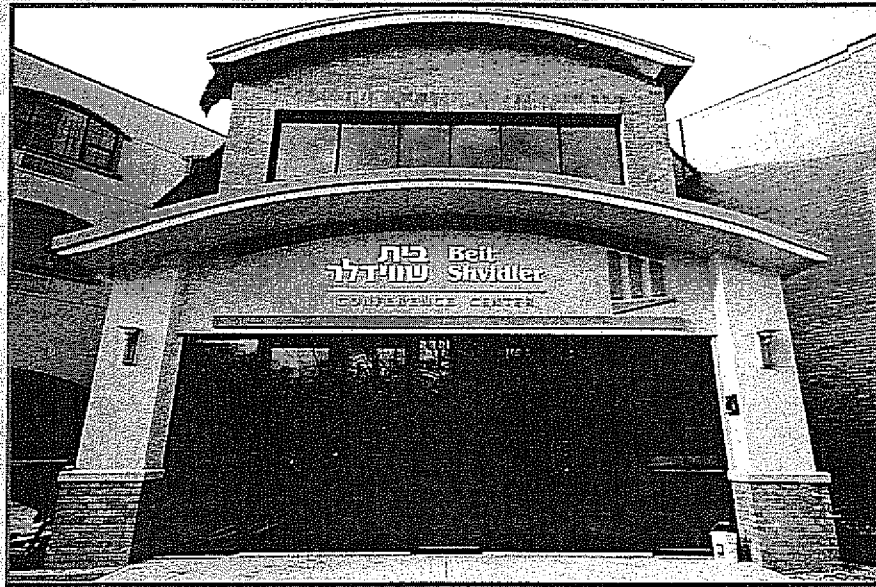
Sent: Mon, Nov 11, 2013 5:08 pm

Subject: Emailing: Beit Shvidler activites Jan - Aug 2013.pdf

The message is ready to be sent with the following file or link attachments:

Beit Shvidler activites Jan - Aug 2013.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



OHR SOMAYACH MONSEY
BEIT SHVIDLER
CONFERENCE CENTER EVENTS

January 2013 - August 2013

[Remainder of booklet entitled “Ohr
Somayach Monsey Beit Shvidler
Conference Center Events January 2013 –
August 2013” omitted for convenience.]

Redacted

-----Original Message-----

From: OHR SOMAYACH <ohr@os.edu>

To: matlinmike@aol.com; matlinm@concordmanagement.com

Sent: Thu, Nov 14, 2013 5:12 pm

Subject: FW: Beit shvidler logo

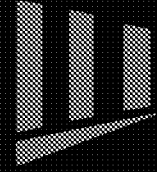
.
colors may be a bit off. I hope it is okay.

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1901 / Virus Database: 2109/4720 - Release Date: 01/03/12

בית Beit
שוידלר Shvidler
CONFERENCE CENTER



בית Beit
שוידלר Shvidler
CONFERENCE CENTER



Redacted

-----Original Message-----

From: OHR SOMAYACH <ohr@os.edu>

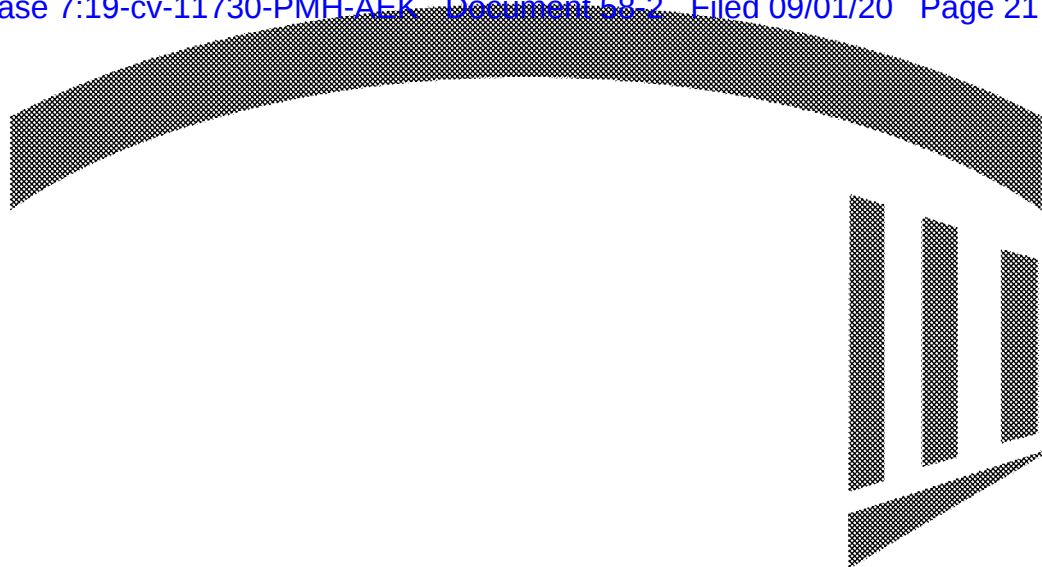
To: matlinmike@aol.com

Sent: Thu, Nov 14, 2013 5:37 pm

Subject: FW: Beit Shvidler Logo.pdf

Is this okay?

•



Michal Krauthamer
Graphic Designer
michal@tntdesigngroup.com

TNT Design Group
25 Philips Parkway
Montvale, NJ 07645

Tel: 1201-391-5392
Fax: 1201-391-5395

Check us out online www.tntdesigngroup.com

Redacted

-----Original Message-----

From: OHR SOMAYACH <ohr@os.edu>

To: matlinmike@aol.com

Sent: Fri, Nov 15, 2013 10:22 am

Subject: just got this email FW: Emailing: shvidler.jpg

I hope this is good. I am also getting a picture , just in case.

MG

From: Boro Park Signs

Sent: Friday, November 15, 2013 9:56 AM

To: OHR SOMAYACH

Subject: Re: FW: Emailing: shvidler.jpg

I just found this (I'm not sure if it was the final)



The logo for Beit Shvidler Conference Center features a large, dark, curved arch at the top. Below the arch, the name "Beit Shvidler" is written in a bold, sans-serif font, with "Beit" in English and "Shvidler" in Hebrew. Below the name, the words "CONFERENCE CENTER" are written in a smaller, all-caps, sans-serif font. To the right of the text, there is a stylized graphic of three vertical bars of increasing height, resembling a staircase or a modern building facade. A thick, dark horizontal bar is at the bottom of the logo.

Beit Shvidler
CONFERENCE CENTER

Redacted


-----Original Message-----

From: OHR SOMAYACH <ohr@os.edu>

To: matlinmike@aol.com

Sent: Fri, Nov 15, 2013 10:27 am


Subject: pictures of logo



The image shows a large, three-dimensional sign for the Beit Shvidler Conference Center. The sign is mounted on a light-colored, textured wall. It features a large, curved, metallic-looking arch at the top. Below the arch, the words "Beit Shvidler" are displayed in a large, white, serif font. To the right of the text is a stylized logo consisting of three vertical bars of increasing height and a diagonal bar at the bottom. Below the main text and logo is a thick, horizontal metallic bar. At the bottom of the sign, the words "CONFERENCE CENTER" are displayed in a large, white, sans-serif font.

**Beit
Shvidler**

CONFERENCE CENTER

The logo for Beit Shvidler features a stylized arch at the top. Below the arch, the name "Beit Shvidler" is written in a large, white, serif font. To the right of the name is a graphic consisting of three vertical bars of increasing height and a diagonal line at the bottom right. Below the name and graphic is a thick horizontal bar.

Beit
Shvidler

CONFERENCE CENTER

Redacted

-----Original Message-----

From: OHR SOMAYACH <ohr@os.edu>

To: matlinmike@aol.com

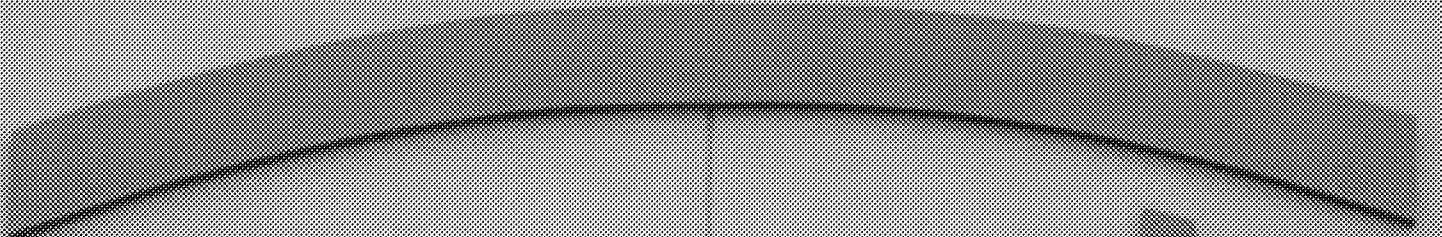
Sent: Fri, Nov 15, 2013 10:53 am

Subject: reduced size of pix 1

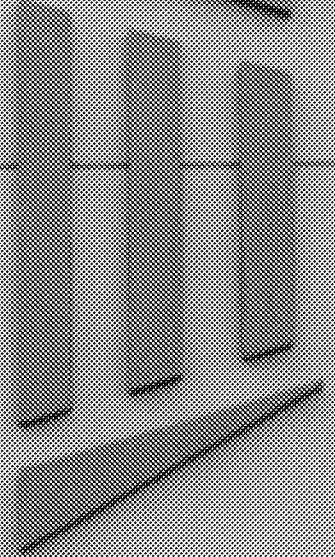
The message is ready to be sent with the following file or link attachments:

shvidler1.JPG

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



**Beit
Shvidler**



CONFERENCE CENTER

Redacted

-----Original Message-----

From: Rabbi Eliyahu Rokowsky <er@os.edu>

To: matlinmike@aol.com

Sent: Mon, Apr 7, 2014 6:08 pm

Subject: beit shvidler report

Reb Menachem:

Attached is financial report from sep.'13 to April 7 '14

Please confirm receipt.

Many Thanks!!!!

Rabbi Eliyahu Rokowsky

Executive Director

Ohr Somayach

845-531-5409

cell 845-659-6485

fax 845-425-8865

er@os.edu

www.os.edu

OHR SOMAYACH

Profit & Loss

September 1, 2013 through April 7, 2014
TOTAL

Ordinary Income/Expense

Income

Beit Shvidler

Rental

136,780.00

Total Beit Shvidler

136,780.00

Total Income

136,780.00

Expense

Rabbi Ari Webber program Director

35,000.00

Program expenses

30,000.00

Food & Supplies

69.99

Insurance

Liability Insurance

210.00

Total Insurance

210.00

Repairs & Maintenance

Cleaning

25,565.00

Material & Supplies

2,620.05

Repairs & Maintenance - Other

3,208.91

Total Repairs & Maintenance

31,393.96

Utilities

Gas and Electric

32,386.89

Total Utilities

32,386.89

Total Expense

129,060.84

Net Ordinary Income

7,719.16

Net Income

7,719.16

Redacted

-----Original Message-----

From: Eliyahu Rokowsky <er@os.edu>
To: matlinmike@aol.com
Sent: Mon, Apr 7, 2014 7:21 pm
Subject: Re: beit shvidler report

Mrs Grossman will send you the information later tonight.
Thank You
Eliyahu

Sent via the Samsung Galaxy S™III, an AT&T 4G LTE smartphone

~
Eliyahu Rokowsky
Executive Director
Ohr Somayach
244 Route 306
Monsey NY 10952

----- Original message -----

From: matlinmike@aol.com
Date: 04/07/2014 6:15 PM (GMT-05:00)
To: er@os.edu
Subject: Re: beit shvidler report

Dear Rabbi Rokowsky,
Thank you for your e-mail. How many and which events have you had in the building during that period?

Thanks,
MM

-----Original Message-----

From: Rabbi Eliyahu Rokowsky <er@os.edu>
To: matlinmike <matlinmike@aol.com>
Sent: Mon, Apr 7, 2014 6:09 pm
Subject: beit shvidler report

Reb Menachem:

Attached is financial report from sep.'13 to April 7 '14

Please confirm receipt.

Many Thanks!!!!

Rabbi Eliyahu Rokowsky

Executive Director

Ohr Somayach

845-531-5409

cell 845-659-6485

fax 845-425-8865

er@os.edu

<https://protect-us.mimecast.com/s/MyUQCgJQ7GIOqoQINJr92?domain=os.edu>

Redacted

-----Original Message-----

From: Ohr Somayach <ohr@os.edu>

To: matlinmike@aol.com

Cc: 'Eliyahu Rokowsky' <er@os.edu>

Sent: Mon, Apr 7, 2014 9:06 pm

Subject: EVENTS IN BEIT SHVIDLER SEPT. 2013 - APRIL 2014.xlsx

Corrected margins

October 4, 2013	Pillars Shabbaton for orphaned Girls
October 11, 2013	Hasten, Pres. Touro College - aufruf grandchild
October 14, 2013	Connecting to our Spiritual GPS Rebetzin Heller & Reb. Jaeger
October 18, 2013	Kirshner Sheva Brochos
October 21, 2013	Continuing Education
October 23, 2013	Rabbi YY Rubenstein lecture for women in community
October 25, 2013	Glick Bar Mitzvah
October 31, 2013	Avir Yaakov - girls school - Yom Iyun program
November 1, 2013	JEP Westchester kiruv program
November 7, 2013	Rabbi Dovid Orlofsky - lecture
November 8, 2013	Ora V'Simcha alumni weekend
November 12, 2013	Reb. Tzipporah Heller - lecture
November 15, 2013	Glatt - sheva Brochos
November 17, 2013	Twersky/Neustadt Wellness Program
November 22, 2013	Hellman Bar Mitzvah
November 29, 2013	Family Shabbos Chanukah Get-Together
December 1, 2013	Hosted Sikowitz family from Cleveland alumni/Rebbi
December 3, 2013	Community/Alumni Chanukah Party
December 6, 2013	Schneck Family 90th birthday celebration
December 18, 2013	Community Challah baking Program
December 19, 2013	Manhattan HS for Girls presentation by Rabbi Rietti
December 10, 2013	Rothman Bar Mitzvah
December 23, 2013	Winter Torah Experience - college program
January 3, 2014	Wilheim Bar Mitzvah
January 5, 2014	Rebetzin Nechama Karlinsky - well known educator from Israel
January 10, 2014	Zakarin aufruf
January 17, 2014	OVS Menucha Shabbos - Shaya Ostrov
January 24, 2014	Ohr Chodosh Shabbaton for orphaned Girls of marriageable age
January 26, 2014	Cynamon vort
January 28, 2014	Simins Sheva Brochos
February 1, 2014	Simins Shabbos Sheva Brochos
February 2, 2014	Me'or Kiruv Program - University students
February 6, 2014	Alan Veingrad - Superbowl champion became Baal Teshuva
February 7, 2014	S.H.A.L.O.M. workshop Part I
February 9, 2014	Relationship series by Rabbi Rietti
February 16, 2014	Relationship Series by Rabbi Braun
February 22, 2014	S.H.A.L.O.M. workshop Part II
February 22, 2014	Pillars shabbaton H.S age girls
February 23, 2014	Relationship series - Mrs. Chani Juravel, LCSW
February 26, 2014	Hesped for Gedalya Greenzaid former talmid from Ukraine
February 28, 2014	Platinum Partners weekend
March 4, 2014	Chanie Levy Home Management class
March 7, 2014	EMMET kiruv weekend - Melave Malka
March 7, 2014	Jacobs Bar Mitzvah
March 9, 2014	Pre-Purim Wine demonstration & Laws of Purim
March 23, 2014	Kiruv Program - students from Eugene, Oregon
March 28, 2014	Frankel - Shabbos Sheva Brochos

Redacted

From: Ohr Somayach <ohr@os.edu>
Sent: Tuesday, April 8, 2014 11:58 AM
To: Michael Matlin
Subject: RE: Rabbi Braun

Thank you very much.

From: Michael Matlin [mailto:matlinm@concord-management.com]
Sent: Tuesday, April 08, 2014 11:42 AM
To: Ohr Somayach
Subject: RE: Rabbi Braun

Yes, it was sent.

From: Ohr Somayach [mailto:ohr@os.edu]
Sent: Tuesday, April 08, 2014 11:05 AM
To: Michael Matlin
Subject: FW: Rabbi Braun

From: Ohr Somayach [mailto:ohr@os.edu]
Sent: Tuesday, April 08, 2014 10:40 AM
To: 'matlinmike@aol.com'
Subject: Rabbi Braun

Have you been able to send the e-mail to Eugene yet?

Rabbi Braun would like to call him but will wait until Eugene has received the e-mail.

Thank you